

# \$771,750 - 304 Edith Place Nw, Calgary

MLS® #A2187772

**\$771,750**

3 Bedroom, 3.00 Bathroom, 1,962 sqft  
Residential on 0.08 Acres

Glacier Ridge, Calgary, Alberta

Discover this exceptional spec home by Shane Homes in the picturesque Glacier Ridge community, available for possession in April 2025. The main floor welcomes you with a foyer featuring a convenient coat closet, leading to a mudroom with an adjacent half bath. The central kitchen boasts a spacious island and a large corner walk-in pantry, seamlessly connecting to the rear dining nook and living room, creating an ideal space for entertaining. Upstairs, a central family room provides separation between the owner's bedroom and the two secondary bedrooms, ensuring privacy for all. The owner's bedroom offers a three-piece ensuite and a generous walk-in closet. Each secondary bedroom also includes its own walk-in closet, with a three-piece main bath conveniently located nearby. The second-floor laundry room, equipped with open shelving for linens, adds to the home's practicality. Please note that photos and plans are for representative purposes; actual finishes may vary.

Built in 2025

## Essential Information

MLS® #	A2187772
Price	\$771,750
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,962
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	304 Edith Place Nw
Subdivision	Glacier Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R2E1

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s), Stone Counters, Smart Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Yard, Street Lighting

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 17th, 2025
Days on Market	81
Zoning	TBD
HOA Fees	500
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Bode Platform Inc.
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